

**Rowley Downs
Balance Sheet
10/31/2018**

Assets

Cash

1010 - Rowley Downs - Premier Bank Operating	\$43,008.31
1020 - Rowley Downs - Premier Bank Reserves	\$19,613.20
1091 - Cash - Champion	\$603.69
1100 - Champion Reserve Fund	\$3,021.66
1120 - Champion CDs	\$51,970.00

Cash Total \$118,216.86

Accounts Receivable

1200 - Accounts Receivable	\$18,345.59
1210 - Allowance for Doubtful Accounts	(\$930.00)

Accounts Receivable Total \$17,415.59

Assets

1250 - Prepaid Insurance	\$1,553.00
1255 - Prepaid Expense	\$1,049.00
1260 - Management Escrow	\$2,450.00
1500 - Due from Reserves	\$18,440.00

Assets Total \$23,492.00

Fixed Assets

1600 - Fixed Assets	\$248,229.00
1610 - Accumulated Deprec	(\$153,179.00)

Fixed Assets Total \$95,050.00

Assets Total \$254,174.45

Liabilities and Equity

Liabilities

2020 - Prepaid Assessments	\$5,099.83
2500 - Due to Reserves	\$18,440.00

Liabilities Total \$23,539.83

Equity

3020 - Reserve Equity	\$76,684.97
3030 - Equity Common Property	\$92,793.35

Equity Total \$169,478.32

Retained Earnings \$3,294.63

Net Income \$57,861.67

Liabilities & Equity Total \$254,174.45

Rowley Downs
Budget Comparison Report
10/1/2018 - 10/31/2018

	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
4000 - Assessments	\$45,212.85	\$15,070.95	\$30,141.90	\$182,600.98	\$150,709.50	\$31,891.48	\$180,851.40
4025 - Bank Interest	\$3.86	\$0.00	\$3.86	\$38.59	\$0.00	\$38.59	\$0.00
4055 - Late Fees	\$0.00	\$0.00	\$0.00	\$1,535.00	\$0.00	\$1,535.00	\$0.00
4060 - Legal/Letter Fees	\$75.00	\$0.00	\$75.00	\$4,802.90	\$0.00	\$4,802.90	\$0.00
4065 - Lien Fees	\$0.00	\$0.00	\$0.00	\$625.00	\$0.00	\$625.00	\$0.00
4085 - Violations/Fines	\$0.00	\$0.00	\$0.00	\$5,600.00	\$0.00	\$5,600.00	\$0.00
4090 - Transfer to Reserves	\$0.00	(\$1,507.10)	\$1,507.10	\$0.00	(\$15,071.00)	\$15,071.00	(\$18,085.14)
<u>Total Income</u>	\$45,291.71	\$13,563.85	\$31,727.86	\$195,202.47	\$135,638.50	\$59,563.97	\$162,766.26
Total Income	\$45,291.71	\$13,563.85	\$31,727.86	\$195,202.47	\$135,638.50	\$59,563.97	\$162,766.26
Expense							
<u>Administration</u>							
5000 - Accounting Fees	\$0.00	\$29.17	\$29.17	\$315.00	\$291.70	(\$23.30)	\$350.00
5010 - Bad Debt	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00
5017 - Community Activities	\$0.00	\$0.00	\$0.00	\$363.99	\$0.00	(\$363.99)	\$0.00
5030 - Legal-Collections/Late Letter Fees	\$75.00	\$208.33	\$133.33	\$5,982.90	\$2,083.30	(\$3,899.60)	\$2,500.00
5035 - Legal-Corporate	\$2,167.00	\$208.33	(\$1,958.67)	\$3,513.75	\$2,083.30	(\$1,430.45)	\$2,500.00
5040 - Licenses, Fees, & Permits	\$0.00	\$0.00	\$0.00	\$18.00	\$0.00	(\$18.00)	\$0.00
5045 - Management Contract	\$950.00	\$950.00	\$0.00	\$9,500.00	\$9,500.00	\$0.00	\$11,400.00
5055 - Office Supplies	\$59.00	\$0.00	(\$59.00)	\$264.00	\$0.00	(\$264.00)	\$0.00
5060 - Postage & Delivery	\$144.55	\$62.50	(\$82.05)	\$631.62	\$625.00	(\$6.62)	\$750.00
5065 - Printing & Reproduction	\$139.35	\$92.19	(\$47.16)	\$2,680.90	\$921.90	(\$1,759.00)	\$1,106.26
5080 - Web Site/Computer Maintenance	\$30.00	\$30.00	\$0.00	\$540.34	\$300.00	(\$240.34)	\$360.00
<u>Total Administration</u>	\$3,564.90	\$1,622.19	(\$1,942.71)	\$23,810.50	\$16,221.90	(\$7,588.60)	\$19,466.26
<u>Grounds</u>							
5310 - Concrete Maintenance	\$0.00	\$125.00	\$125.00	\$0.00	\$1,250.00	\$1,250.00	\$1,500.00
5315 - Extermination/Animal Control	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00
5335 - Grounds Maintenance	\$0.00	\$166.67	\$166.67	\$26.55	\$1,666.70	\$1,640.15	\$2,000.00
5345 - Irrigation System	\$110.65	\$791.67	\$681.02	\$7,150.05	\$7,916.70	\$766.65	\$9,500.00
5350 - Landscaping Contract	\$3,131.25	\$3,333.33	\$202.08	\$28,209.94	\$33,333.30	\$5,123.36	\$40,000.00
5355 - Landscape-Tree/Shrub/Flower/etc	\$46.73	\$416.67	\$369.94	\$5,026.91	\$4,166.70	(\$860.21)	\$5,000.00
5390 - Snow Removal	\$0.00	\$833.33	\$833.33	\$3,717.00	\$8,333.30	\$4,616.30	\$10,000.00
<u>Total Grounds</u>	\$3,288.63	\$5,708.34	\$2,419.71	\$44,130.45	\$57,083.40	\$12,952.95	\$68,500.00
<u>Insurance</u>							
5510 - Insurance	\$4,992.00	\$408.33	(\$4,583.67)	\$4,992.00	\$4,083.30	(\$908.70)	\$4,900.00
<u>Total Insurance</u>	\$4,992.00	\$408.33	(\$4,583.67)	\$4,992.00	\$4,083.30	(\$908.70)	\$4,900.00
<u>Utilities</u>							
8000 - Gas and Electric	\$249.80	\$150.00	(\$99.80)	\$1,849.52	\$1,500.00	(\$349.52)	\$1,800.00
8020 - Trash Removal	\$3,951.51	\$3,841.67	(\$109.84)	\$39,515.10	\$38,416.70	(\$1,098.40)	\$46,100.00
8025 - Water	\$3,626.75	\$1,833.33	(\$1,793.42)	\$23,043.23	\$18,333.30	(\$4,709.93)	\$22,000.00
<u>Total Utilities</u>	\$7,828.06	\$5,825.00	(\$2,003.06)	\$64,407.85	\$58,250.00	(\$6,157.85)	\$69,900.00
Total Expense	\$19,673.59	\$13,563.86	(\$6,109.73)	\$137,340.80	\$135,638.60	(\$1,702.20)	\$162,766.26

Rowley Downs
Budget Comparison Report
10/1/2018 - 10/31/2018

	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$25,618.12	(\$0.01)	\$25,618.13	\$57,861.67	(\$0.10)	\$57,861.77	\$0.00
Reserve Income							
<u>Reserves</u>							
9000 - Transfer to Reserves	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$15,071.00	(\$15,071.00)	\$18,085.14
<u>Total Reserves</u>	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$15,071.00	(\$15,071.00)	\$18,085.14
Total Reserve Income	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$15,071.00	(\$15,071.00)	\$18,085.14
Reserve Net Income	\$0.00	\$1,507.10	(\$1,507.10)	\$0.00	\$15,071.00	(\$15,071.00)	\$18,085.14
Net Income	\$25,618.12	\$1,507.09	\$24,111.03	\$57,861.67	\$15,070.90	\$42,790.77	\$18,085.14